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ठाणे महानगरपालिकेच्या मंजूर विकास नियंत्रण
नियमावलीत बदल करणेबाबत.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६
चे कलम ३७ (२) अन्वये मंजूर फेरबदल.

महाराष्ट्र शासन

नगर विकास विभाग

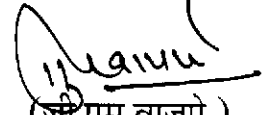
शासन निर्णय क्रंमाक-टीपीएस-१२०८/२४५९/प्र.क्र.२२३/०९/नवि-१२

मंत्रालय, मुंबई- ४०० ०३२.

दिनांक :- २८ ऑगस्ट २०१०

शासन निर्णय :- सोबत जोडलेली अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात
प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(जी.एम.वाजपे)

कार्यासन अधिकारी.

प्रति,

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवि-मुंबई.
- २) आयुक्त, ठाणे महानगरपालिका ठाणे.
- ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ४) जिल्हाधिकारी, ठाणे.
- ४) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई.
- ५) सहायक संचालक नगर रचना, ठाणे शाखा, ठाणे.
- ६) व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या
साधारण राजपत्रात कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी
०५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उप संचालक, नगर
रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई, यांना पाठवाव्यात)

कक्ष अधिकारी, नवि-२९, नगर विकास विभाग, यांना सदर अधिसूचना
विभागाच्या वेबसाईटवर प्रसिध्द करणेसाठी अग्रेषित.

८) निवडनस्ती (कार्यासन-१२)

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400 032.

Dated :- 20th August, 2010.

NOTIFICATION

Maharashtra Regional & Town Planning Act, 1966.

No. TPS-1208/2459/CR-223/2009/UD-12: Whereas, the Development Control Regulations (hereinafter referred to as "the said Regulations") of Thane Municipal Corporation (hereinafter referred to as "the said Corporation") have been sanctioned by the Government vide Urban Development Department's Notification No. TPS-1294/1259/CR-222/94 dated 28/4/1995, under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which came into force with effect from 1/6/1995;

And whereas, Government vide Urban Development Department's order dated 17th June, 2004 had issued directives under Section 37(1) of the said Act to all Planning Authorities, to allow Fitness Centre free of FSI in residential buildings;

And whereas, the said Corporation, after following all legal formalities stipulated under section 37(1) of the said Act have submitted to Government, a proposal of modification as per Govt directives dated 2nd November, 2007;

And whereas, after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, Govt. finds it necessary to sanction the said modifications with some changes;

Now, therefore, in exercise of the powers conferred under Section 37(2) of the said Act, the Government of Maharashtra hereby sanctions the said modification and for that purpose amends the above referred Notification dated 28/4/1995 by inserting new entry after the last entry in the Schedule of modification as follows:-

ENTRY

Following New Sub-Clauses shall be added -

- (1) "82(bxiv) Area of one fitness centre for a Co-op. Housing Society, Apartment, Owners Association as provided in Sub-Regulation 134(i)
- (2) 134 (i) In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment, Owners Association, a fitness centre room will be permitted. The area of room shall be limited to 2(two) percent of the total built up area of a building or 20

sq.mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and its ownership shall vest with society or association".

(3) 134 (ii) The proposed Fitness Centre should be properly shown and the users proposed should be shown on the plans. The users permissible may be steam, sauna, changing room, pantry, toilets.

(4) "2(128) Fitness Centre in layout or in a building means the built up premises including toilet facility provided for the benefit of the inmates and for the purpose of fitness, physical exercise, yoga and other such related activities".

Note:-

A) A copy of this Notification showing the sanctioned modification is kept open for inspection for the period of one month at the following places.

- 1) Commissioner, Thane Municipal Corporation, Thane.
- 2) Office of Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 3) Assistant Director of Town Planning, Thane Branch, Thane.

B) fixes the date of publication of this Notification in the Government Gazette as the date of coming into force of this modification.

C) This notification is also published on government web site @ www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,


(G.M. Wajpe)
Section Officer.